

## WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Milton Phillips and Carolyn Phillips, husband and wife, Grantors, and Victor J. Raby and Joann P. Raby, husband and wife, Grantees,

### W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as joint tenants with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of Mississippi, and more particularly described as follows, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS IF COPIED HEREIN VERBATIM

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

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MP  
JP

Baskin  
McCamel

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 28<sup>th</sup> day of June, 2005.

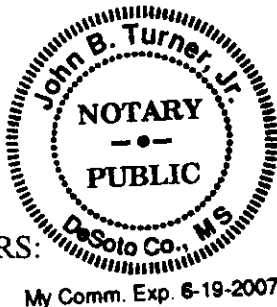
Milton Phillips  
Milton Phillips  
Carolyn Phillips  
Carolyn Phillips

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Milton Phillips and Carolyn Phillips, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 28<sup>th</sup> day of June, 2005.

My Commission Expires:



[Signature]  
NOTARY PUBLIC

ADDRESS OF GRANTORS:

1038 Greers Landing  
Hernando, MS 38632  
Home: 662-349-2725  
Work: 901-230-3120

My Comm. Exp. 6-19-2007

ADDRESS OF GRANTEES:

5165 Getwell Road  
Southaven, MS 38672  
Home: N/A  
Work: N/A

PREPARED BY AND RETURN TO:

**BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.**  
**P. O. BOX 190**  
**SOUTHAVEN, MS 38671-0190**  
**(662) 349-0664**

**FILE# 905120**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Description of Lot 50 containing 1.75 acres as part of Wildwood West Subdivision in part of Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, described as BEGINNING at the Southeast corner of Section 4, Township 2 South, Range 7 West, thence North 686.08 feet along the centerline of Getwell Road to the Northeast corner of Lot 49 and the Point of Beginning of the following lot; thence South 88 degrees 20 minutes West 508.40 feet to the Northwest corner of Lot 49; thence North 1 degree 53 minutes West 125.00 feet to the Southwest corner of Lot 48; thence North 89 degrees 10 minutes East 150.00 feet to the Southeast corner of Lot 48; thence North 2 degrees 33 minutes West 36.00 feet along the East line of Lot 48 to a point; thence North 87 degrees 59 minutes East 357.51 feet to a point in the centerline of Getwell Road; thence South 2 degrees 14 minutes East 161.00 feet to the Point of Beginning and containing 1.75 acres, more or less, and including the right-of-way for Getwell Road.

Indexing Instructions: Southeast Quarter of Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi

CP  
MP